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Sussex County Planning & Zoning Commission

REVISED AGENDA

MAY 7, 2015

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – April 23, 2015

Public Hearings

AN ORDINANCE TO AMEND CHAPTER 115, ARTICLE X, § 69 AND §72; ARTICLE XI, §77 AND §80 AND; ARTICLE XIA, §83.2 AND §83.6 OF THE CODE OF SUSSEX COUNTY RELATING TO TEMPORARY REMOVABLE VENDOR STANDS.

2015-1 Lands of Roy F. Rogers zoned AR-1 (Agricultural Residential District) in Indian River Hundred, Sussex County, by dividing 17.42 acres into 5 lots and a waiver from the street design requirements and forested buffer requirements. The property is located at the southeast corner of Washington Street Extended and Walt Carmean Lane. Tax Map I.D. 234-32.00-40.09

C/U #2015 Delaware Division of Facilities Management – an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a public service facility (state police) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 9.3 acres more or less. The property is located southwest of Mulberry Knoll Road (Road 284) 1,450 feet northwest of John J. Williams Highway (Route 24) and 2,700 feet southwest of Cedar Grove Road (Road 283) (911 Address: None Available) Tax Map I.D. 334-12.00-16.06.



C/U #2016 Cape Henlopen School District – an Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an elementary school to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 25.4 acres, more or less. The property is located northwest of John J. Williams Highway (Route 24) 500 feet southwest of Mulberry Knoll Road (Road 284) (911 Address: None Available) Tax Map I.D. 334-12.00-45.01

C/Z #1771 B. Ray Investments, LLC – an Ordinance to amend the Comprehensive Zoning Map of Sussex County from AR-1 (Agricultural Residential District) to a CR-1 (Commercial Residential District) for a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County containing 2.062 acres, more or less. The property is located east of U.S. Route 13 (Sussex Highway) 0.2 miles north of Road 583 (Adams Road) (911 Address: None Available) Tax Map I.D. 530-14.00-15.00

Other Business

Americana Bayside MR/RPC **RS**
Town Center Phase 1 – Final Site Plan

Christina Abramowicz **IGB**
C/U #2001 Site Plan – Road 265-A

Z – RAM Construction Co., Inc. **MJ**
Preliminary Commercial Site Plan

BLN, LLC **RW**
2 Parcels & 50' Easement – Route 18

Raymond & Joann Goins **MJ**
Lot & 50' Easement – Road 579

Lorne Breasure **MR**
3 Lots & 50' Easement – Road 323

Spring Meadows, LLC **MJ**
3 Lots & 50' Easement – Road 324

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 27, 2015, at 2:12 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised: May 1, 2015 (to revise to correct 2-Ram Construction Co., Inc. to Z-Ram Construction Co., Inc.)

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